

BRAMLEY ROAD, N14  
**£375,000 LEASEHOLD**

**STUNNING ONE BEDROOM TOP FLOOR  
 PENTHOUSE-STYLE APARTMENT WITH TWO  
 LARGE PRIVATE TERRACES.**

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## DESCRIPTION:

A beautifully appointed luxury apartment, located in the heart of Oakwood and just a stone throw from Oakwood underground station. This immaculately presented top-floor apartment offers an exceptional panoramic view of Trent Park from one of the two large private terraces, underfloor heating throughout, and premium fixtures and fittings.

This stylish penthouse-style apartment is situated in a quiet and secure building. The apartment offers a large one double bedroom with a generous amount of storage throughout, bright and airy open plan living and kitchen space with premium Miele & AEG appliances. Further benefits include a modern and bright bathroom with a luxury shower including Grohe Finishings and a storage room located on the ground floor.

Showcasing a modern and luxurious design, this apartment features underfloor heating, integrated ceiling speaker systems for immersive surround sound, and sophisticated mood lighting throughout, offering all year-round comfort to enjoy. Allocated parking for one vehicle comes with the apartment along with a very short walk to Oakwood station (Piccadilly Line) providing direct routes into Central London, whilst frequent bus services are available making this apartment Ideal for first-time buyers, professionals, investors or those seeking to downsize and enjoy a prime location with excellent connectivity.

### Owners Comments:

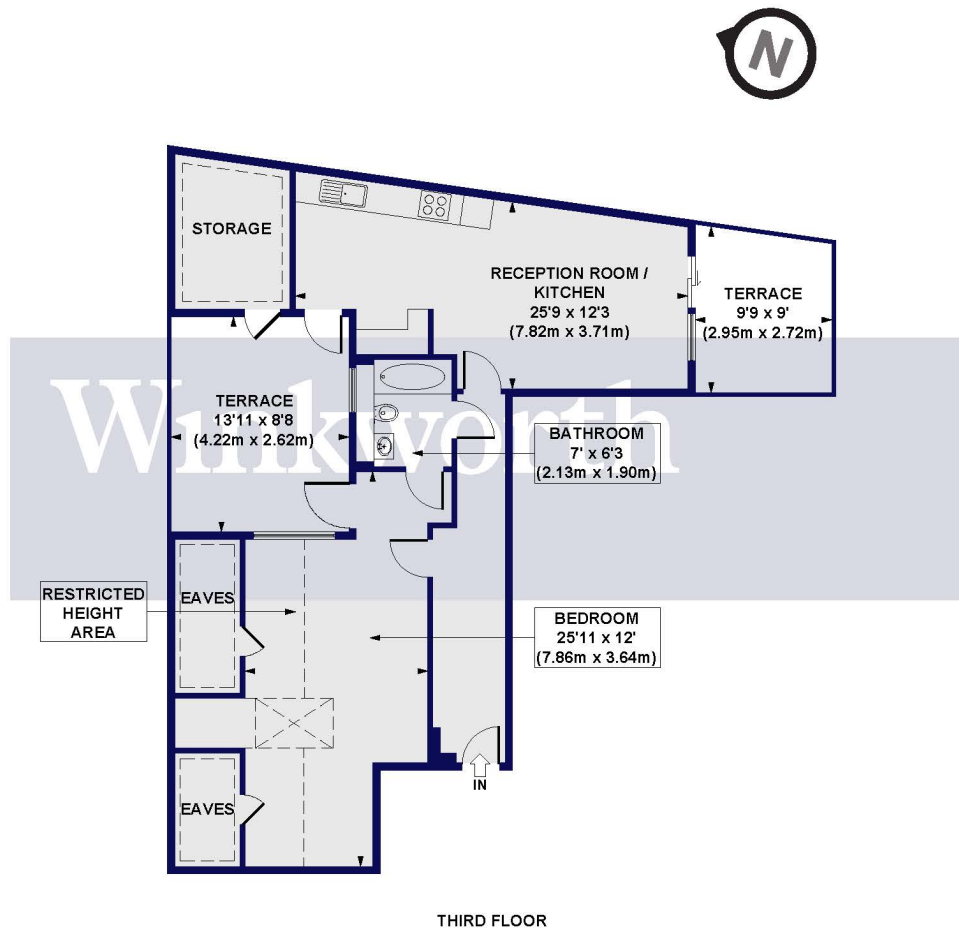
Why I Love This Flat: I bought this flat off-plan 12 years ago, and it has been my home ever since. I love the peaceful top-floor setting, high ceilings, and unique architectural character. The two private terraces overlooking Trent Park are perfect for relaxing, entertaining, or simply enjoying a quiet cup of coffee in the mornings. With underfloor heating and plenty of storage, it is as practical as it is charming. Its fantastic location next to Oakwood Station makes commuting effortless while still enjoying the calm leafy surroundings that the area has to offer. This flat has been a bright, welcoming home, and I know the next owner will love it just as much.





## Crystal Court, Bramley Road, N14

Approx. Gross Internal Floor Area 869 sq. ft / 80.71 sq. m (Including Restricted Height Area & Storage)  
Approx. Gross Internal Floor Area 630 sq. ft / 58.49 sq. m (Excluding Restricted Height Area & Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 112 year and 0 months

**Service Charge:** £2216 per annum

**Ground Rent:** £225 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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